

Southeastern San Diego



Community Plan Update

Community Planning Group Meeting #3

June 18, 2013 – 6:00-8:10pm

Sherman Height Community Center

Meeting Objectives

- **Review and Vote on Draft Vision and Guiding Principles**

Meeting Summary

1. Agenda

See published meeting agenda for detail about topics discussed at the meeting

2. Updated Vision and Guiding Principles

- (board) first 2 sentences of draft vision “fosters” – what does that mean? We don’t have a job ready population; not clear
- (board) school district and city do not have enough parks; need to get shared parks with schools; forget any density in residential along Commercial Street (need to focus on upgrades to future zoning standards for businesses)
- (board) three C’s: existing conditions, causes and corrections; address infrastructure needs
- (board) Honor our past and forge the future; need implementation not more planning
- (board) it’s ok to say what we don’t have now because the vision is a dream; making a new basis for a stronger community
- (board) Thanks for including cottage industry in language; small shops should be allowed to coexist with residential
- (board) Higher density mixed use residential along corridors; locals do not frequent businesses in this area because it has nothing here, looking forward to change to attract restaurants, stores and higher density residential; changes that are long overdue; in agreement with basic tenor of vision and Guiding Principles; Comm22 and WalMart a wonderful beginning
- (board) Circular system that supports safe and efficient movement of pedestrians and cyclists (28th street is most powerful street in neighborhood – needs improvements) Have as much parking available for businesses, more diagonal parking in neighborhoods, but also accommodate biking and pedestrians
- (board) Beautiful words but concerned if will cause any useful actions; we have to wordsmith the document; circulate document to board and make edits and then get together to come up with something that is germane to the area
- (board) Appreciate positive message in first 2 sentences; fold that into third sentence and focus on residential improvements; incentives to homeowners to improve their properties

- (board) Reversed angled parking and would like to know if roundabouts can be included
- (Public) item 4 second line; providing housing at a range of densities (nebulous) what does range of densities mean? Be more specific; need affordable housing so people can stay and then we need jobs; safe, secure neighborhoods
- (Public) Agree that need mass transit and to interconnect with freeways, buses and trolleys; right now we are isolated here; lower fares; parks can attract homeless from downtown
- (Public) Where did this plan come from? Who are the developers? Is there a list available? Who will we need to move out for plan to move forward? When will that take place? What streets and businesses planning on moving first? Is there a map to explain development process? What is the level of compensation required for eminent domain? Who is claiming eminent domain? (Lara Gates Response: plan is funded through state grant; there are no plans to move anyone out, just setting new policies in place that are consistent with the General Plan, no eminent domain part of this action, we have a website with information on the plan; grant information available on city's website)
- (public) Something that is coming up often is the difficulty to see in real terms what will happen; preferred plan places focus on certain areas... why? (2 trolley stations; the two villages) demonstrate what the policies and land uses translate to in physical terms
- (public) Concern when walk dog and it is not safe, conditions of streets not good, graffiti, asthma, jobs, transportation, we need to be concerned about what our community needs right now
- (public) Be more targeted in helping businesses, enterprises; public trusts
- (public) Recycling is not desired
- (public) Lack of safety (number of bulldogs)
- (public) Use Golden Hill Parks
- (public) Don't tear down the historic architecture
- (public) What are we doing about water?
- (public) 25th and Imperial was heart of African American community; should be noted
- (public) Need to show investors how they can make things happen on Imperial; need to put together plan with understanding of economics
- (public) Guiding Principles #4 - why have term "low scale character of existing neighborhoods" (should it say historic scale?) might sound like it is the opposite of upscale?
- (public) Safety of animals in community
- (public) Mention pedestrian safety in Guiding Principles (maybe #2 ...choice... with safe streets....)
- (public) Guiding Principle #2 - add "existing and evolving"
- (public) Add "maintain and sustain" to language
- (public) Guiding Principles #3 and 5 – add "provide and maintain employment"
- (public) Eliminate the negative connotations in language (take out "community of choice" – there are already things that make this community desirable)
- (public) Nothing in the Guiding Principles that is measurable; how do we measure results?
- (board) take to project committees; seems like the process is rushed, would like to scrutinize
- (board) invitation to committee meeting on June 24th to go over the plan

3. Updated Preferred Plan

- (board) Parcel on 32nd street and Commercial should be shown as light industrial
- (board) Verify land use maps are consistent (32nd street trolley shown as residential allowed in PPT but prohibited in handout) same issue on National Avenue (handout is correct)

- (board) Market street between 805 and 15; shows community village – still requiring land accumulation up to 40,000 SF to do commercial?
- (board) What will happen to the PDO?
- (board) Purpose of the PDO's was to enhance and maintain community features; apprehensive of losing the PDO
- (board) Mount Hope has narrow streets; pedestrian safety and lighting is a concern
- (board) Appreciate connection along Cesar Chavez linking Barrio Logan and Logan Heights; strong move
- (board) All looks great but what is in here for education?
- (board) Kearny along I-5; Community Commercial Residential prohibited; what happens when a family sells their house?
- (board) Simple, honest overlay might be better in the areas designated as residential prohibited
- (board) Want to see more data of before and after effects of plan
- (board) Area within the 32nd street trolley loop (father joe's); are there homes there?
- (board) Would like to see BRT put on the Planning Framework Plan
- (board) BRT stop on I-15?
- (board) Concern that creating a "waste zone" along the freeways where prohibiting residential due to environmental concerns; in long term emissions may be significantly reduced
- (public) suggest land use intensity on 28th between 25th and 32nd
- (public) Thank you for showing historic district; not in favor of increasing the zoning in historic district, ok to allow some commercial though; historic district goes east of 25th street to the alley; Villa Montezuma should be shown on the map
- (public) Update and redevelop our parks; Memorial Park; not enough space to share; take a look at what resources we are sharing (update Guiding Principle #6)
- (public) What are the plans for the Cesar Chavez Pkwy corridor?
- (public) Elimination of 252 corridor ramps; lesson from Southcrest trails park – concern over another park next to a freeway
- (public) Jobs needed; leave more creative space for education purposes; find a site in the middle of Bronze Triangle area for youth services (Rudy Arriaga, TKF)
- (public) undergrounding utilities; when properties were divided into duplexes they did not sub-meter; SDGE not installing the adequate service
- (board) Spending too much time on nitpicking words; overall this is about revitalization of the community; when will we move on to next issue of zoning? Keep moving project forward
- (public) Who came up with the village concept? How are communities taking that on? Are development plans set in stone or are they working plans?
- (public) Jobs, ways to get to jobs, education and future land use key
- (public) Residents should not have a problem with getting involved in their community; what plans are there in place to help that?

4. **Conclusion and Next Steps**

Upcoming combined Workshop on July 20th

The next Community Planning Group Meeting#4 will be held Monday 24, 2013, 6:00pm to 8:30pm at the Neighborhood House 841 S 41st Street

5. **Adjournment**

Meeting adjourned at 8:10pm